

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Final Plat for River Pine Estates

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Cynthia Sweet

EXT: 7443

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for River Pine Estates, containing 11 single family residential lots on a 10.13 acre parcel zoned R-1AA, located on the north side of River Birch Avenue, approximately 1300 feet west of Lockwood Boulevard, in Section 26, Township 21 S, Range 31 E.

District 1 Bob Dallari

Cynthia Sweet

BACKGROUND:

The applicant, River Pine Estates, LLC, is requesting approval of the final plat for River Pine Estates. The plat consists of 11 single family residential lots on a 10.13 acre parcel zoned R-1AA. Each lot will be served by the City of Oviedo for public water and Alafaya Utilities, Inc. for sanitary sewer. The internal roadway is private. The site is located on the north side of River Birch Avenue, approximately 1300 feet west of Lockwood Boulevard, in Section 26, Township 21 S, Range 31 E.

The plat meets all the requirements of Chapter 35, Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

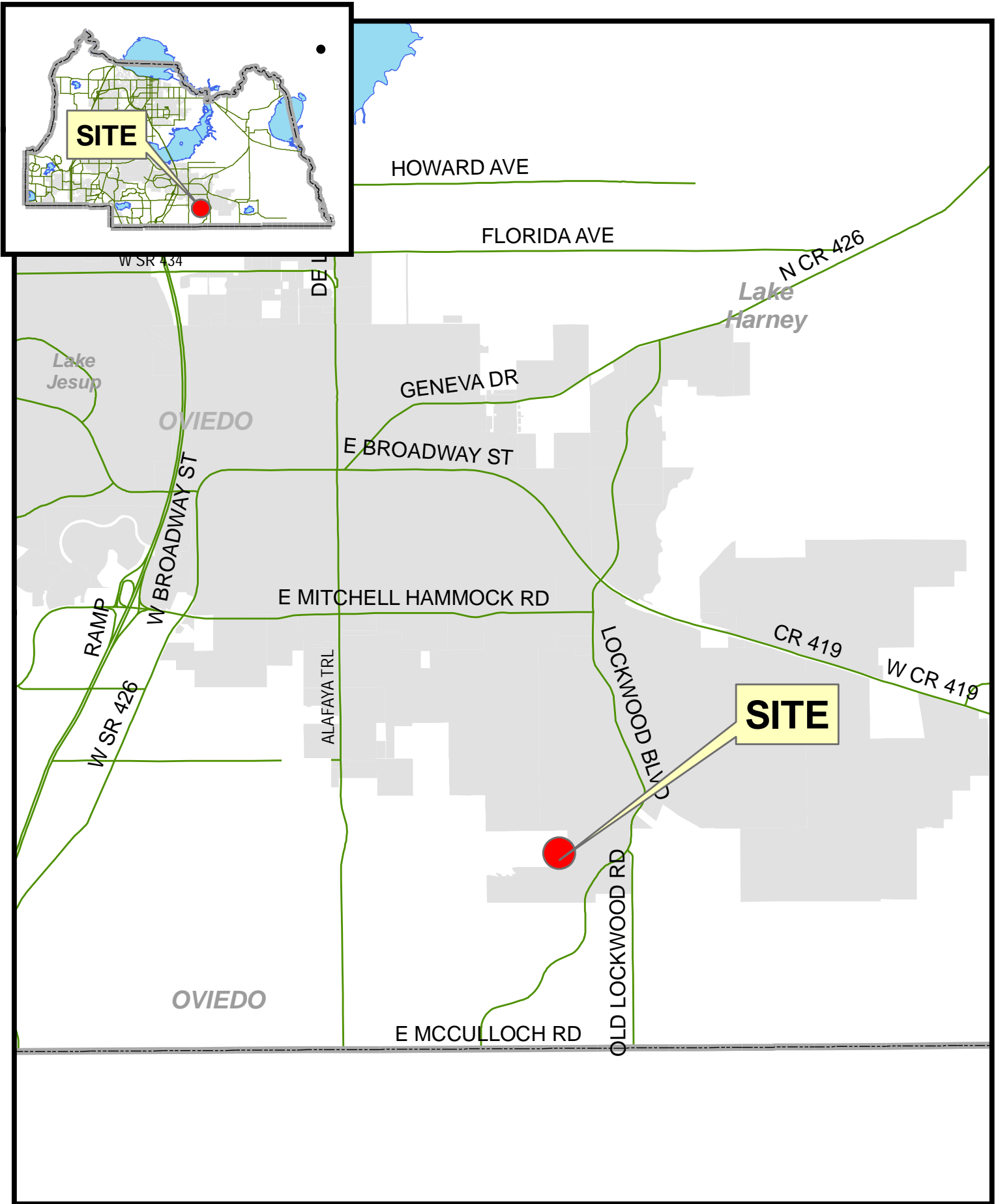
Staff recommends the Board approve and authorize the Chairman to execute the final plat for River Pine Estates, containing 11 single family residential lots on a 10.13 acre parcel zoned R-1AA, located on the north side of River Birch Avenue, approximately 1300 feet west of Lockwood Boulevard, in Section 26, Township 21 S, Range 31 E, as requested by the applicant, River Pine Estates, LLC.

ATTACHMENTS:

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Reduced Copy of Plat

Additionally Reviewed By:

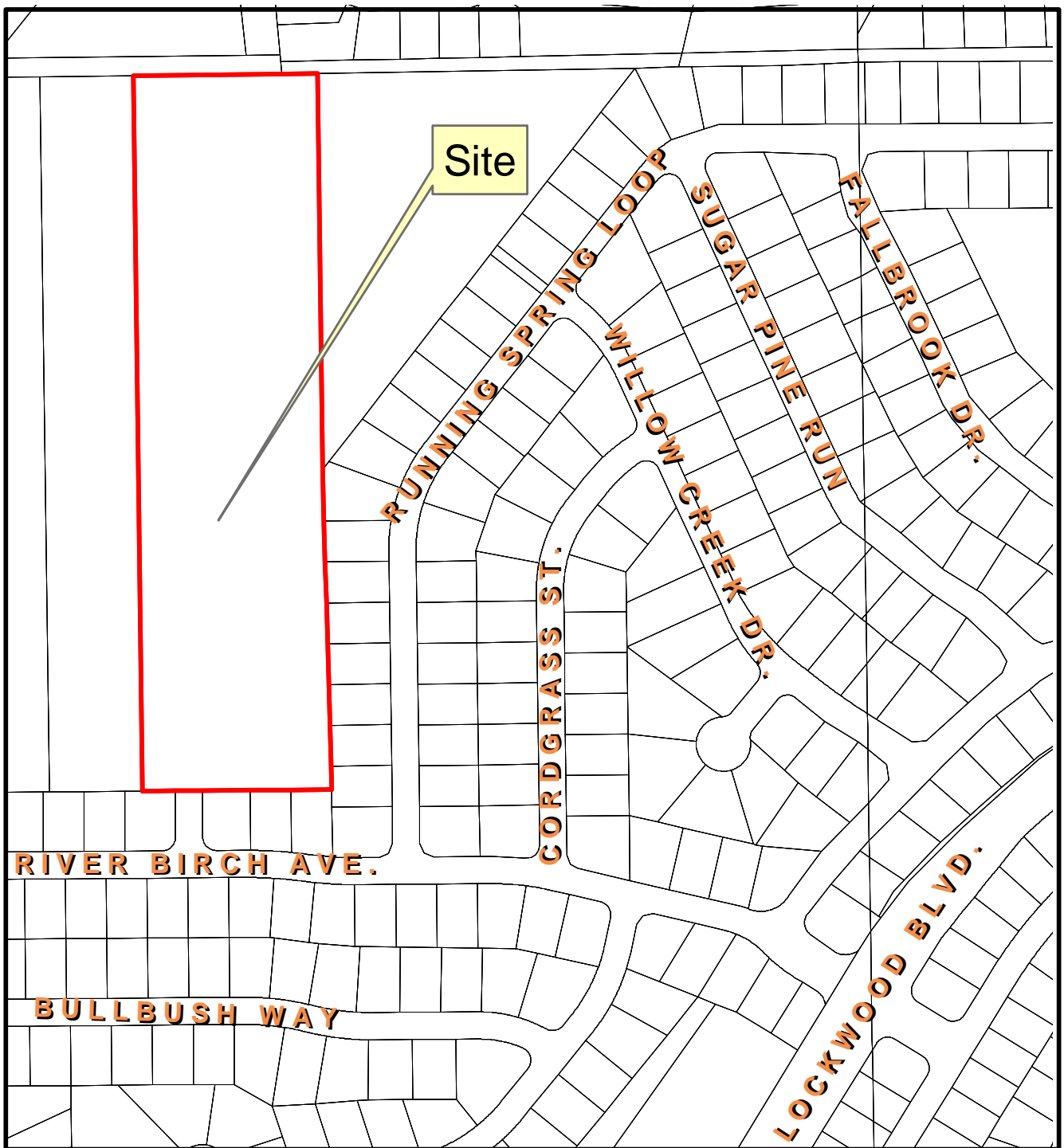
☒ County Attorney Review (Kathleen Furey-Tran)



filename: L:/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

River Pine Estates Final Plat

EXHIBIT A





River Pine Estates
Final Plat





River Pine Estates
Final Plat

-  Parcel
-  Subject Property



January 2006 Color Aerials

RIVER PINE ESTATES
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 3

Legal Description

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

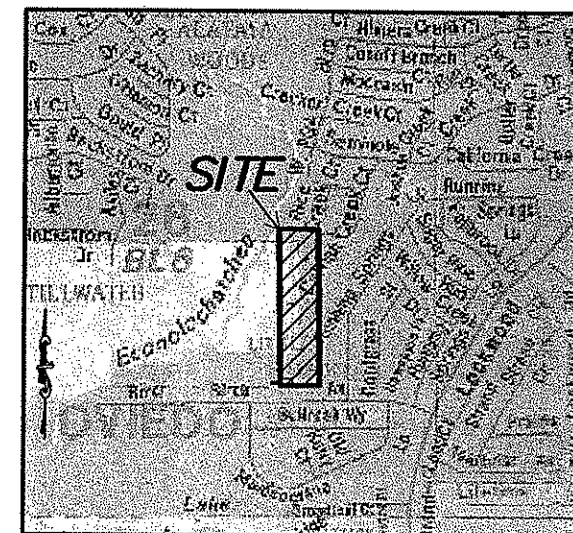
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. RUN S 89°39' 11" W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 998.92 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S 00°46' 07" E, ALONG SAID EAST LINE, 1326.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE DEPARTING SAID EAST LINE S 89°33' 44" W, ALONG SAID NORTH LINE, 332.49 FEET TO THE WEST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE DEPARTING SAID NORTH LINE N 00°47' 10" W, ALONG SAID WEST LINE, 1326.89 FEET TO A POINT ON NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE N 89°39' 11" E, ALONG SAID NORTH LINE, 332.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.132 ACRES MORE OR LESS.

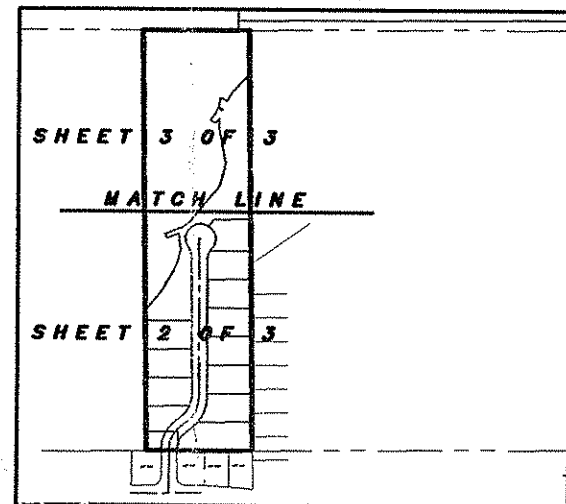
Notes:

1. Bearings are based on: north line of Southeast 1/4 of Section 26-21-31, being S 89°39'11" W, assumed.
2. In accordance with Chapter 177.091, Board of Professional Land Surveyors Laws & Rules. All platted utility easements shall also provide easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
3. Per Florida Statute 177.081(3)-"However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body."
4. There is a 10' drainage and utility easement in front area of all lots, except Tract "B".
5. There is a 12' drainage easement in rear area of Lot 4 through Lot 8.
6. There is a 5' drainage easement on each side of all shared lot lines of Lot 1 through Lot 11.(10' total)
7. There is a perpetual non-exclusive access easement to Seminole County, Florida, over Tract A and Tract B.
8. Tract "C" is subject to an Amended and Restated Conservation Easement granted to SJRWMD per O.R.B. 6500, Page 573.
9. That portion of the 60' X 100' Easement for Ingress and Egress (per Official Records Book 4064, Page 690, Seminole County, Florida) that encroaches onto Lot 1 of this plat is not dedicated by this plat. Access will be provided by the existing Right Of Way of River Pine Court.
10. All lines are nonradial unless otherwise noted.
11. The bearing structure of the State Plane Coordinates has been rotated to acquiesce to the bearing structure of this plat.
12. All drainage easements, Tract "A", Tract "B", and Tract "C" are hereby subject to a non-exclusive, perpetual access easement for maintenance and emergency access granted to the City of Oviedo and Seminole County, Florida.
13. Tract "A", Tract "B", and Tract "C" are hereby dedicated to and be maintained by the River Pine Estates Community Association, Inc.

LOCATION MAP (NOT TO SCALE)



KEY MAP (NOT TO SCALE)



Index of sheets:

- SHEET 1 - DEDICATION, CERTIFICATIONS, APPROVALS, LEGAL DESCRIPTION, & NOTES
SHEET 2 & 3 - GRAPHICAL DEPICTION OF ENTIRE SITE

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
in and for Seminole County, Florida

BY _____ D.C.

PLAT BOOK _____ PAGE _____

**RIVER PINE ESTATES
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That River Pine Estates, LLC named below, being the owner in fee simple of the lands described in the foregoing caption of this plat and has caused said lands to be surveyed and that this plat, entitled River Pine Estates, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. However, dedication of easements shall not be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body and said streets and easements shall remain private and the said and exclusive property of "River Pine Estates Community Association, Inc.", hereinafter referred to as "Home Owners Association" and it does hereby grant to the present and future owners of adjacent lands and their guest invites and domestic help, and delivery, pickup and fire protection services, police and other authorities of the United States postal services mail carriers, representatives of utilities authorized by the Home Owners Association, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Home Owners Association from time to time may designate, the non-exclusive and perpetual right of ingress and egress and across said streets and easements. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads, unless otherwise noted. Provided however, all drainage easements, Tract "A", Tract "B", and Tract "C" are hereby dedicated to the Home Owners Association. The utility easements shown hereon as well as a perpetual non-exclusive utility, drainage and access easement over and under all of the private street shown hereon and hereby dedicated to Seminole County, Florida. Regardless of the preceding provisions, the Home Owners Association reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Home Owners Association, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF, the undersigned president hereunto has set his hand _____, 2007.

By: _____ ADDRESS _____
PRINTED NAME: Robert J. Hoken, President
River Pine Estates, LLC.

Signed and sealed in the presence of:

By: _____ By: _____
PRINTED NAME: _____ PRINTED NAME: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____ who is personally known to me or produced _____ as identification.

Printed Name: _____
NOTARY PUBLIC _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

**CERTIFICATE OF APPROVAL
BY COUNTY SURVEYOR**

"I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes."

Steve L. Wessels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

DATE: _____

**CERTIFICATE OF APPROVAL
BY COUNTY**

the _____
THIS IS TO CERTIFY, That on _____
Board of County Commissioners of Seminole
County, Florida, examined and approved the
foregoing plat.

ATTEST: _____ CHAIRMAN OF THE BOARD

_____ CLERK OF THE BOARD


BY _____ D.C.

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(2) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

Signature: _____ Dated: _____
P.R.(RICK) BURNS LAND-TECH SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765

Prepared By:

**SURVEYING & MAPPING CORP.**
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621892, Oviedo, FL 32762
Voice (407) 365-1036
Fax (407) 365-1838
Certificate of Authorization No. 5777

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Seminole County, Florida.

RIVER PINE ESTATES
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 3

PLAT
BOOK

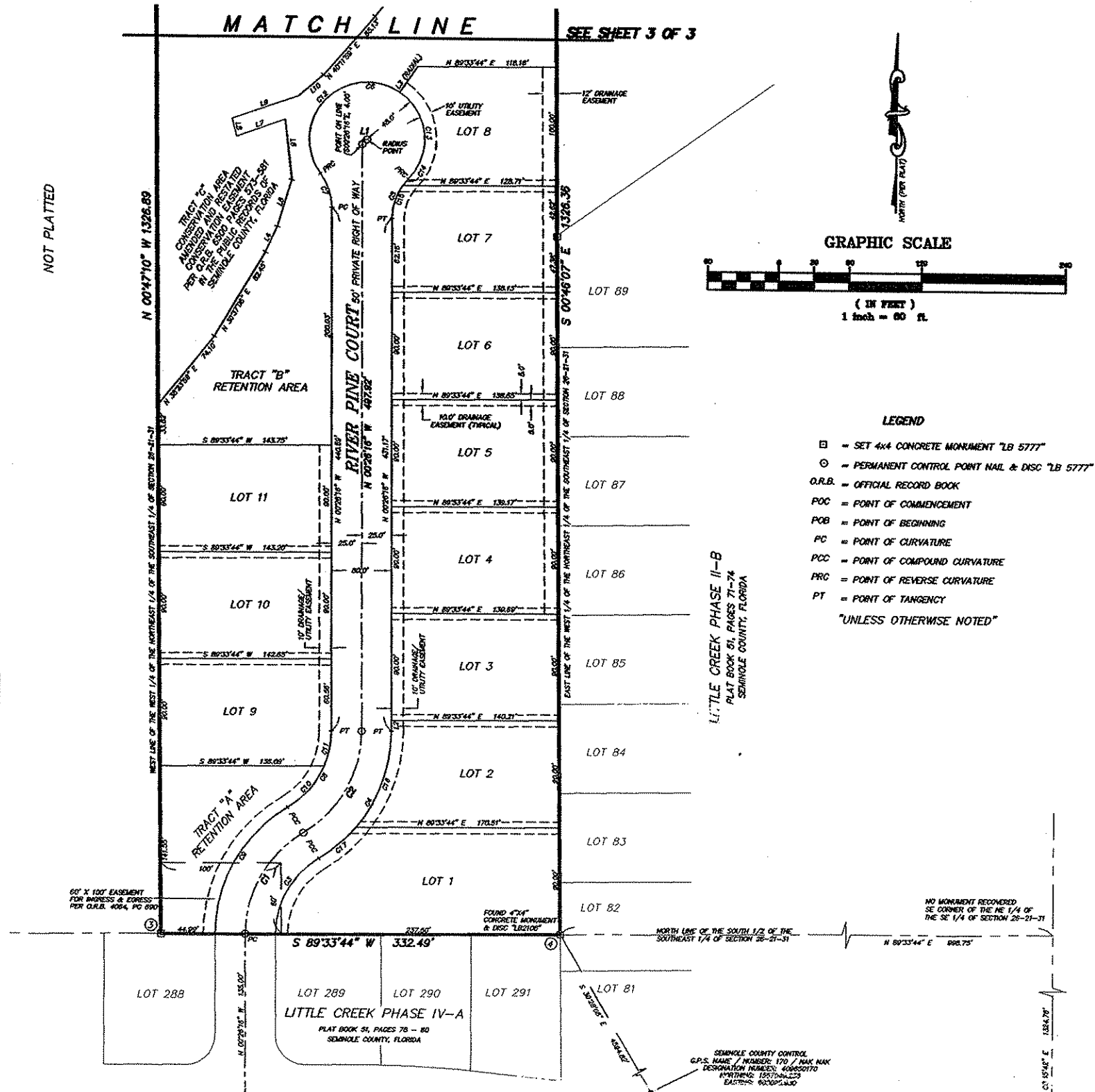
PAGE

STATE PLANE COORDINATES		
#	NORTHING	EASTING
①	1563238.143	597753.558
②	1563238.459	597420.882
③	1561909.676	597437.546
④	1561911.885	597770.029

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°33'44" E	4.00
L2	N 00°26'16" W	9.01
L3	N 33°59'21" E	26.06
L4	N 24°25'02" E	23.76
L5	N 16°09'46" E	41.24
L6	N 06°43'20" W	50.79
L7	S 69°58'36" W	42.50
L8	N 16°38'15" W	15.67
L9	N 70°41'33" E	58.34
L10	N 48°43'47" E	26.97
L11	N 18°12'38" E	68.28
L12	N 08°13'54" E	18.78
L13	N 01°51'11" W	24.16
L14	N 01°51'07" W	27.53
L15	S 41°19'40" W	13.20
L16	S 78°45'47" W	7.94
L17	N 45°34'28" W	12.44
L18	N 35°42'55" E	24.22
L19	N 21°54'32" E	28.85
L20	N 08°23'57" E	20.99
L21	S 84°03'20" E	11.77
L22	S 45°08'23" E	11.38
L23	N 33°44'15" E	40.43

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	100.00	58°45'12"	102.54	N 28°56'20" E
C2	100.00	58°45'12"	102.54	N 28°56'20" E
C3	75.00	58°45'12"	75.91	N 28°56'20" E
C4	125.00	58°45'12"	128.18	N 28°56'20" E
C5	48.00	44°02'56"	36.90	S 21°35'12" W
C6	48.00	280°43'08"	216.42	S 86°44'55" E
C7	48.00	36°40'14"	30.72	N 18°46'23" W
C8	75.00	58°45'12"	75.91	N 28°56'20" E
C9	125.00	58°45'12"	128.18	N 28°56'20" E
C10	75.00	35°36'21"	46.65	N 40°29'44" E
C11	75.00	21°06'49"	30.26	N 11°07'08" E
C12	48.00	181°02'51"	134.96	N 43°26'28" E
C13	48.00	93°37'16"	83.46	S 06°12'00" E
C14	48.00	8°35'17"	7.21	S 89°18'30" W
C15	48.00	35°28'39"	29.69	S 17°17'03" W
C16	125.00	40°23'02"	88.10	N 19°45'15" E
C17	125.00	18°22'10"	40.09	N 49°07'51" E

NOT PLATTED



PREPARED BY:

LAND TECH
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RECOVERED 4"x4" CONCRETE MONUMENT NO. NUMBER
SOUTHEAST CORNER SECTION 26-21-31
PER OCR #0006406

RIVER PINE ESTATES
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 3 OF 3

PLAT
BOOK

PAGE

SEMINOLE COUNTY CONTROL
G.P.S. NAME / NUMBER 167 / THE HAG
DESIGNATION NUMBER 405010167
NORTHING: 1563238.143
EASTING: 597770.029

NOT PLATTED

TWIN RIVERS SECTION IV UNIT II
PLAT BOOK 40, PAGES 80-82
SEMINOLE COUNTY, FLORIDA

TRACT "D"

RESERVED FOR CITY OF ORLANDO FOR STREET P/W, BULL
LANDSCAPE, DRAINAGE AND UTILITIES FOR PD #1, PD #2

NORTH LINE OF SOUTHEAST 1/4 OF SECTION 26-21-31
S 89°39'11" E 332.90'

NORTHEAST CORNER OF SOUTHEAST 1/4 OF
SECTION 26, TOWNSHIP 21 SOUTH, RANGE
31 EAST, SEMINOLE COUNTY, FLORIDA
FOUND 4" ROUND CONCRETE
MONUMENT REL #603

P.O.C.

NOT PLATTED

N 00°47'10" W 1326.89'

TRACT "C"
CONSERVATION AREA
AMENDED AND RESTATED
CONSERVATION EASEMENT
PER O.R.B. 6500 PAGES 573-581
IN THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA

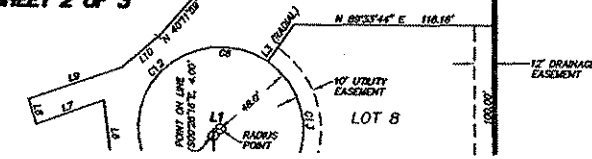
TRACT "B"
RETENTION AREA

S 00°46'07" E 1326.36'

TRACT C, LITTLE CREEK PHASE I-A
PLAT BOOK 46, PAGES 39 - 44
SEMINOLE COUNTY, FLORIDA

MATCH LINE

SEE SHEET 2 OF 3



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①	1563238.143	597770.029
②	1563236.459	597420.662
③	1561909.676	597437.546
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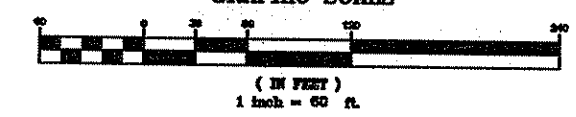
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LEGEND

- = SET 4x4 CONCRETE MONUMENT "LB 5777"
- = PERMANENT CONTROL POINT NAIL & DISC "LB 5777"
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY

"UNLESS OTHERWISE NOTED"

GRAPHIC SCALE



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L7	S 69°55'36" W	42.60
L8	N 15°35'16" W	15.67
L9	N 70°41'33" E	58.34
L10	N 48°43'47" E	26.87
L11	N 16°12'39" E	58.28
L12	N 06°33'54" E	19.78
L13	N 06°15'11" W	24.16
L14	N 01°31'00" W	27.53
L15	S 41°19'40" W	13.29
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C9	125.00	58°45'12"	128.18	N 40°23'44" E
C10	75.00	35°38'23"	46.63	N 28°36'20" E
C11	75.00	23°06'49"	30.26	N 40°23'44" E
C12	48.00	161°05'51"	134.98	N 110°07'08" E
C13	48.00	99°17'18"	53.46	S 06°12'41" W
C14	48.00	8°38'17"	7.21	S 32°15'30" W
C15	48.00	35°26'38"	28.68	S 17°12'01" W
C16	125.00	40°23'02"	88.10	N 19°46'16" E
C17	125.00	18°22'10"	40.08	N 49°07'51" E